



development news



ONE-START

february 2005

Welcome
Affordable Housing
Permits Online
New Stormwater
Requirements
Coyote Valley
Staffing Changes

www.sanjoseca.gov/planning



Welcome to the inaugural issue of the City of San José's *Development News*. On behalf of Katy Allen, Director of Public Works and Jeff Clet, Fire Chief it is my pleasure to provide this newsletter to improve our communication with customers and residents interested in the policies and projects that influence the future growth of the City.

Development News will be published on a bi-monthly basis in both hardcopy and electronic format. Over the next year we will cover significant planning efforts, projects, and people contributing to improving the quality of life for our community.

The City has made a commitment to partner with the development industry to create a more facilitative environment to improve the predictability and timeliness of the permitting process. In addition, a revised Public Outreach policy will ensure complete information is available to neighborhoods and the general public on projects in their area.

The City is very interested in your feedback regarding *Development News* and how we might provide better information and services. Your comments and suggestions may be submitted in writing (to our address on the back page) or electronically. We look forward to hearing from you!

Stephen M. Haase, AICP, Director
Planning, Building & Code Enforcement
stephen.haase@sanjoseca.gov



City of San José Commits to More Affordable Housing

Last June, the City of San José surpassed its goal of building 6,000 affordable homes in five years for San José families by doubling the rate of production of affordable housing. That's more than Los Angeles, a city four times the size of San José.

At his State of the City Address on February 9, 2005, Mayor Ron Gonzales announced that he is committed to reaching a milestone in the next two years of having 10,000 affordable homes built or under construction. Getting 4,000 new housing units underway in the next two years will provide more construction jobs and keep development growing strong in San José, while providing more affordable homes for families in the community.



*Top to bottom:
Katy Allen, Director
of Public Works*

Jeff Clet, Fire Chief

*Stephen Haase, Director
of Planning, Building &
Code Enforcement*

permits online

**Check out our new
and improved online
permitting process!**

www.sjpermits.org

**Schedule Inspections
Submit Applications
Estimate Fees
Make Payments
and more!**

new stormwater requirements

On February 15, the City of San Jose will begin implementing new State Water Board requirements to treat pollution in stormwater runoff resulting from development projects. These new requirements will result in changes to the City's development review process, including a new requirement for a Stormwater Control Plan as part of the plan set for new projects. Protecting creeks and rivers and integrating watercourses in the urban fabric as an amenity for the community has always been a goal of the City.

All development projects that create or replace one acre or more of impervious surface (referred to as "Group 1 projects") will be required to install hydraulically sized (also called numerically sized) storm water treatment control measures (TCM) and best management practices in conformance with Revised Post-Construction Urban Runoff Policy No. 6-29. Hydraulically sized TCMs are engineered in proportion to the amount of impervious surface created or replaced on a project site and are designed to treat pollutants for a specified volume of storm water.

A Stormwater Control Plan will be required as part of the plan set with each application for a Development Permit that involves a Group 1 Project. The Stormwater Control Plan will supplement the Grading and Drainage Plan and must clearly show TCM design, location, sizing calculations and maintenance requirements of the stormwater treatment measures being proposed.

Assistance is Available

The Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP) has produced a guidance manual entitled C3 Stormwater Handbook, found on www.scvurppp.org, to aid the development industry and municipalities with implementation. The Handbook provides specific information on selecting appropriate post-construction TCMs and discusses various TCMs' operation and maintenance requirements. Chapter 4 of the Handbook includes worksheets to guide civil engineers, landscape architects and other qualified professionals, in accurately numerically sizing the different types of TCMs.

Updates on Pending Changes

In conformance with the Water Boards' requirements, the threshold for hydraulically sizing TCMs will be reduced to 10,000 square feet (also known as "Group 2") effective April 15, 2005. This date may change to August 15, 2006 in keeping with other Bay Area wide stormwater regulations, but to date the State Board has not amended the implementation date for Group 2 projects in Santa Clara.

Secondly, the Revised Draft of the Hydromodification Plan (HMP) was released in November 2004 for review and comment and is posted on the SCVURPPP website. The intent of the HMP, as required by the Water Board, is to reduce the effects of erosion in existing creeks by requiring runoff controls to reduce the volume and duration of stormwater. No date has been set yet for HMP implementation.

Additionally, the City's Post-Construction Urban Runoff Policy No. 6-29 has undergone revision and is scheduled for adoption at the February 15, 2005 City Council meeting.

Where to Get More Information

City staff will continue to keep you informed of the stormwater regulations for both Group 2 and the HMP as they develop, and revised Policy 6-29 through updates on our website, reports at the Developer's Roundtable, and this newsletter.

For further information on Group 1 requirements or for general information about stormwater, please visit the Planning Division website at www.sanjoseca.gov/planning or call Bill Scott at (408) 277-4576.

coyote valley



Coyote Valley Specific Plan Moves Forward as Council Accepts Second Progress Report

On January 25, 2005 the San José City Council considered a progress report on a preferred land use Plan Concept for Coyote Valley. The Plan Concept identified a variety and range of opportunities for new workplaces; mix of housing types, tenancies and prices; shopping; parks and recreation; schools and other community facilities such as childcare, healthcare, senior activities and places of worship.

Developed through a series of public workshops and meetings, the Concept Plan is a work in progress. The Plan Concept is based on the best principles for a "new urban lifestyle" while fitting into and respecting the natural beauty of Coyote Valley. The Plan Concept's mixed-use neighborhoods are walkable, connected to transit and amenities within the community and to the surrounding environment.

At the meeting, the City Council accepted the Progress Report and directed staff to return with the information to begin the environmental process. Upcoming Task Force and community meetings will be devoted to planning the land uses in more detail and developing the other elements of the Specific Plan. The entire planning effort is expected to be complete in 2006.

For more information, please visit the Planning Division website at www.sanjoseca.gov/coyotevalley/ or call Sal Yakubu at (408) 277-8528.

staffing changes

Please join us in congratulating the following employees on their new positions in our development partnership. We are confident that you will find them to be valuable resources as we work together to facilitate your needs.



Mark Crain
*Chief Building
Inspector*



Joe Doody
*Chief Electrical
Inspector*



Barry Keech
*Chief Plumbing
and Mechanical
Inspector*



Bob King
*Assistant
Fire Marshall*



David Schoonover
Fire Marshall



Scott Troyer
*New City Hall
Transition
Manager*

date line

General Plan Community Meetings

February 16, 2005

February 24, 2005

6:30 pm

City Hall, Room 216

Coyote Valley Task Force Meeting

March 14, 2005

5:30 pm

151 W. Mission St.

Room 202

Developers Roundtable

March 25, 2005

8:00 am

City Hall, Room 106

ONE-START

counter hours

Development Services Room 200

Mon 7:30 am to 5:00 pm

Tue 7:30 am to 5:00 pm

Wed 7:30 am to 5:00 pm

Thu 9:00 am to 5:00 pm

Fri 9:00 am to 5:00 pm

*Tue 5:00 pm to 7:00 pm**

**Single Family
Residential Projects by
Appointment Only*

ONE-START

development news

City of San José

Planning, Building and Code
Enforcement
801 N. 1st Street
Room 400
San José, CA 95110

Stephen M. Haase
Director

Marit Hansen
Editor

Subscription Info

(408) 277-2461

marit.hansen@sanjoseca.gov

contact us

BUILDING

Automated Inspection

Requests 277-3300

Building Code Information 277-2470

Building Permits 277-4541

CODE ENFORCEMENT

Abandoned Vehicle Hotline 277-5305

Information & Complaints 277-4528

FIRE

Architectural Permits 277-5477

System Permits 277-4656

PLANNING

Information 277-4576

Appointments 277-PLAN

Fax Back Information 293-5097

PUBLIC WORKS

Easements, Encroachments,

Grading & Utility Permits 277-5161

www.sanjoseca.gov/planning

